

Doc. # 5492
ADOPTED 5/20/92

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE:
FINAL DESIGNATION OF REDEVELOPER FOR DISPOSITION OF THE
PARCEL 1A, IN MISSION HILL

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out this project which prohibit discrimination because of race, color, sex, religion, or national original; and

WHEREAS, Richard and Beverly Williams and Charles and Kathy Sanders have expressed an interest in and have submitted a satisfactory proposal for the development of Parcel 1A, and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Richard and Beverly Williams and Charles and Kathy Saunders hereby receive Final Designation as Redeveloper of Parcel 1A.
2. That it is hereby determined that Richard and Beverly Williams and Charles and Kathy Saunders possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the "Authority" guidelines.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That it is hereby found and determined that the proposed development will not result in significant damage to the environment and further, that all practicable feasible means and measures have been taken to avoid or minimize damage to the environment.
5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority, to execute and deliver a Land Disposition Agreement and Deed and any other instrument necessary to convey Parcel 1A located at 35 Hayden Street in Mission Hill, to Richard and Beverly Williams and Charles and Kathy Saunders said documents to be in the Boston Redevelopment Authority's usual form.
6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure: (Federal Form H-6004).



PARCELS 1A, 1B



To: Mr. Stephen Coyle
Director
Boston Redevelopment Authority
9th Floor, City Hall
Boston, MA 02201

Date: February 14, 1991

From: Charles and Kathy Sanders
Richard and Beverly Williams

Subject: Letter of Intent
Concerning Mission
Hill Parcel 1-A

We wish to express our desire to develop the parcel designated 1-A located at 35A Hayden Street in the Mission Hill neighborhood. The small size, very steep grade, and large amounts of construction debris currently on this vacant lot make it impractical for residential development and unsightly. In amicable cooperation with our neighbor, Patricia Bonner Turner, who has an interest in lot 1B, we propose to construct a planted embankment.

The lot would be graded, covered with bark mulch, and planted with evergreen trees and deciduous shrubs. The result would be a stabilized slope with an attractive presentation. Such a proposal would contribute to the neighborhood through the clearing of the waste construction materials and the provision of open space in a section of the neighborhood that has been tightly developed with the construction of the 165 B.O.T.H. brick condominium units.

Attached please find supporting landscape plans, a plot plan, a development cost schedule, a completed HUD form 6004, and a financial information statement.

We have been assisted in the preparation of the plans and estimates by the firm of Weinmayr Associates, Inc., Landscape Architects and Planners, 7 South Street, Somerville, MA 02143, (617) 354-8700.

In closing, your prompt attention to this proposal would be very sincerely appreciated since excavation for our two family home in the abutting lots (29-31 Hayden Streets) is scheduled for early March. Clearing and grading parcel 1-A at the same time as our house lots would allow for a timely and more cost efficient development.

Respectfully submitted,

Charles and Kathy Sanders
Kathy Lu Sanders

Charles and Kathy Sanders
3 Euston Street, Unit B
Brookline, MA 02146
(617) 738-9536

Richard and Beverly Williams
Beverly F. Williams
Richard and Beverly Williams
29 Lawn Street
Roxbury Crossing, MA 02120
(617) 232-4579

Project Delopment Cost Estimate for Parcels 1-A and 1-B

<u>Number</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total</u>
1.	Clearing/Grading	3000	sqft	1.00	\$3000.
2.	Bark Mulch, 3 in.	3000	sqft	0.50	\$1500.
3.	Evergreen Trees	10	each	75.00	\$ 750.
4.	Deciduous Trees	50	each	20.00	\$1000.
TOTAL					\$6250.
Cost to be divided equally between adjacent owners					\$3125.

Financial Information Statement for Charles & Kathy Sanders and Richard & Beverly Williams

Sanders	Assets	Williams
\$ 4702	Bank Accounts	\$ 8644
\$ 7790	Stock	\$16149
\$ 7816	Retirement Account	\$27958
	Real Estate	
\$18200	29-31 Hayden St.	\$18200
\$100000	3 Euston St., B	
\$ 7825	House Downpayment	\$ 7825
\$ 500	Car	\$ 4000
	Computer	\$ 2590
\$146833	TOTAL	\$85366
	Liabilities	
\$43377	Mortgage	
\$ 9739	Personal Loans	\$ 4739
	Student Loan	\$ 3500
\$ 0	Credit Cards	\$ 0
\$53116	TOTAL	\$ 8239
\$93717	NET WORTH	\$77127

Note: Additionally the two families have an approved construction loan of \$142,000 for a two family house at 29-31 Hayden Streets.

1. a. Name of Redeveloper: Charles and Kathy Sanders, Richard and Beverly Williams

b. Address of Redeveloper: 3 Easton Street, Unit B
Brookline, MA 02146 27 Lawn Street #2
Roxbury, MA 02120

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from
Boston Redevelopment Authority

(Name of Local Public Agency)

in Mission Hill neighborhood

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston
is described as follows:

State of Massachusetts

Parcel 1A located at 35A Hayden Street in the Mission Hill area

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

1 If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

2 Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in Items 6 and 7 is not required to be furnished.

- b. Cost per dwelling unit of any residential redevelopment \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT

ESTIMATED AVERAGE MONTHLY RENTAL

ESTIMATED AVERAGE SALE PRICE

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Charles and Kathy Sanders + Richard and Beverly Williams certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 02/14/91

Dated: 14 Feb 91

Charles & Kathy J. Sanders
Signature

Beverly F. Williams Richard T. Williams
Signature

Title

Title

3 Euston Street, Unit B Brookline, MA 02140
Address and ZIP Code

39 Lawn Street Boston, MA 02120
Address and ZIP Code

- 1 If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
- 2 Penalty for False Certifications: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, or for the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

Public Agency and the Department of Housing and Urban Development
Transmit to HUD Unless Requested or Item 8b is Answered "Yes."

1. a. Name of Redeveloper: Charles and Kathy Sanders Richard and Bruce Sanders
b. Address and ZIP Code of Redeveloper: 3 Euston Street Apt-B 29 Lawn Street Apt 2
Brookline MA 02146 Roxbury MA 02130
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Mission Hill Neighborhood

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston

is described as follows: State of Massachusetts

parcel A located at 354 Hayden Street in the Mission Hill Area

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of February 14 1971, is as reflected in the attached financial statement.
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

NAME, ADDRESS, AND ZIP CODE OF SOURCE	AMOUNT
Brookline Savings Bank 160 Washington St. Brookline, MA 02146	\$ 4702
Bank of New England 25 State St. Boston, MA 02106	2700
Polaroid Credit Union 50 Cabot Street Needham Heights, MA 02194	2244
Metropolitan Credit Union 372 Washington Street Chelsea, MA 02150	3700
b. By loans from affiliated or associated corporations or firms:	

c. By sale of readily salable assets:

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5.6. and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper" been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

work, name of such employee, name and address of such contractor or builder, and title of position, and brief description of work:

employee, in a position above to the proposed redevelopment, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?
If Yes, explain: ☐ YES ☐ NO

c. Total amount of construction or development work performed by such contractor or builder during the three years: \$ _____
General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE COMPLETED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available such contractor or builder for the performance of the work involved in the redevelopment of the land specifying particularly the qualifications of the personnel, the nature of the equipment, and the experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO
If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO
If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility, other than the financial statements referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Charles and Kathy Sanders and Richard and Beverly Williams certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.

Dated: 02/14/91

Charles Sanders

Kathy Sanders

Signature

Title

3 Euston Street Unit B Brookline, MA 02146

Address and ZIP Code

Dated: 14 Feb 91

Beverly F. Williams

Signature

Title

29 Lawn Street Boston, MA 02120

Address and ZIP Code

1. If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation, if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
2. Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any department of the United States.

**DISCLOSURE STATEMENT CONCERNING BENEFICIAL
INTEREST REQUIRED BY SECTION 40F OF
CHAPTER 7 OF THE GENERAL LAWS**

- (1) Location: 354 Haverd Street
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: Charles and Kathy Sanders, Richard and Bernice Williams
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest (including the amount of their beneficial interest accurate to within one-half percent) in the above-listed property are listed below in compliance with the provisions of Section 40F of Chapter 7 (see attached Statute).
- NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:**

<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE INTEREST</u>
Charles and Kathy Sanders	5 Euston Street, Brookline MA 02140	50%
Richard and Bernice Williams	27 Elm Street, Roxbury, MA 02120	50%

(5) The undersigned also acknowledged and states that none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury:

Signature: Kathy Lee Sanders Richard F. Williams

Date: 02/14/91

§ 401. Disclosure statements of persons having beneficial interest in real property

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operation. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth or any employee of the division of capital planning and operations disclosing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The deputy commissioner shall notify the state ethics commission of such names and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The deputy commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

Added by St.1980, c. 579, § 12.

1980 Amendment. St.1980, c. 579, § 12 was approved July 16, 1980, and by § 66 made effective July 1, 1981.

See also note under § 39A of this chapter.

Library References

Stas. c. 19.

C.S. §§ 145, 149, 150.

Section 16. (a) If a governmental body duly authorized by general or special law engage in such transaction determines that it shall rent, convey, or otherwise dispose of real property, the governmental body shall declare the property available for disposition and shall specify the restrictions, if any, that it will place on the subsequent use of the property.

(b) The governmental body shall determine the value of the property through procedures customarily accepted by the appraising profession as valid.

(c) A governmental body shall solicit proposals prior to:

- (1) acquiring by purchase or rental real property or an interest therein from any person at a cost exceeding five hundred dollars; or
- (2) disposing of, by sale or rental to any person, real property or any interest therein determined in accordance with paragraph (b) to exceed five hundred dollars in value.

(d) The governmental body shall place an advertisement inviting the submission of proposals in a newspaper with a circulation in the locality sufficient to inform the people of the affected locality. The governmental body shall publish the advertisement at least once a week for two consecutive weeks. The last publication shall occur at least eight days preceding the day for opening proposals. The advertisement shall specify the geographical area, terms and requirements of the proposed transaction, and the time and place for the submission of proposals. In the case of the acquisition or disposition of more than twenty-five hundred square feet of real property, the governmental body shall also cause such advertisement to be published, at least thirty days before the opening of proposals, in the central register published by the state secretary pursuant to section twenty A of chapter nine.

(e) The governmental body may shorten or waive the advertising requirement if:

- (1) the governmental body determines that an emergency exists and the time required to comply with the requirements would endanger the health or safety of the people or their property; provided, however, that the governmental body shall state the reasons for declaring the emergency in the central register at the earliest opportunity; or
- (2) in the case of a proposed acquisition, the governmental body determines in writing that advertising will not benefit the governmental body's interest because of the unique qualities or location of the property needed. The determination shall specify the manner in which the property proposed for acquisition satisfies the unique requirements. The governmental body shall publish the determination and the reasons for the determination along with the names of the parties having a beneficial interest in the property pursuant to section forty J of chapter seven, the location and size of the property, and the proposed purchase price or rental terms, in the central register not less than thirty days before the governmental body executes a bidding agreement to acquire the property.

(f) Proposals shall be opened publicly at the time and place designated in the advertisement. The governmental body shall submit the name of the person selected as party to a real property transaction, and the amount of the transaction, to the state secretary for publication in the central register.

(g) If the governmental body decides to dispose of property at a price less than the value as determined pursuant to paragraph (b), the governmental body shall publish notice of its decision in the central register, explaining the reasons for its decision and disclosing the difference between such value and the price to be received.

(h) This section shall not apply to the rental of residential property to qualified tenants by a housing authority or a community development authority.

MEMORANDUM

MAY 20, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
THEODORE S. CHANDLER, ACTING DIRECTOR

FROM: THOMAS J. O'MALLEY, ASSISTANT DIRECTOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
ROBERT B. MCGILVRAY, CHIEF OF REHAB

SUBJECT: MISSION HILL NEIGHBORHOOD AREA, FINAL DESIGNATION
OF PARCEL 1A LOCATED AT 35A HAYDEN STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BRA FINALLY DESIGNATE RICHARD AND BEVERLY WILLIAMS OF BOSTON AND CHARLES AND KATHY SANDERS OF BROOKLINE, AS REDEVELOPERS OF PARCEL 1A, LOCATED AT 35A HAYDEN STREET IN THE MISSION HILL NEIGHBORHOOD. THE PARCEL CONTAINS APPROXIMATELY 1,666 SQUARE FEET OF VACANT LAND.

In late 1990, development interest was expressed in a vacant BRA owned parcel of land in the Mission Hill neighborhood, by two abutters. The vacant land is located along Hayden Street, which has a decided slope downhill from Fisher Avenue.

On January 16, 1991 the BRA voted to subdivide the parcel into two small parcels, 1A and 1B, and advertise for developer interest.

A single proposal was received for Parcel 1A from an abutter. Richard and Beverly Williams and Charles and Kathy Sanders have constructed an owner-occupied two family home at 31 Hayden Street. The two families propose to develop the vacant land at Parcel 1A by landscaping the existing slope by means of grading, bark mulch covering and plantings of evergreen trees and deciduous shrubs. The existing rubble and debris would be removed. The landscaping will be coordinated with the improvements planned by the proposed developer of Parcel 1B (which parcel abuts Parcel 1A).

The developers have also submitted plot plans for the new parcel and have submitted a final landscape specification and cost estimates.

Since the property was originally acquired from HUD in 1979, and has a current tax liability of over \$15,600, it has been determined that the developers will each pay the BRA a pro rata share of the back taxes on this 11,602 square foot parcel, which will amount to approximately \$1.35 per square foot for Parcel 1A, 1B, and 1C.

It is therefore recommended that the Authority designate Richard and Beverly Williams and Charles and Kathy Sanders as redevelopers of Parcel 1A (35A Hayden Street), containing approximately 1,666 square feet of area, in the Mission Hill Neighborhood Area, as shown on the attached map, for purposes of landscaped open space.

An appropriate resolution is attached.